

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 37-DR-2002#2
REQUEST: Approve site plan & elevations for an office building with fill greater than 8 feet
PROJECT NAME: 136th Street Office Building
LOCATION: 11440 N 136th St

DATE: November 20, 2003

DEVELOPER/OWNER: EBW Investors LLC
ARCHITECT/DESIGNER: Allen & Philp Architects
ENGINEER: Kimley Horn Associates
APPLICANT/COORDINATOR: Allen & Philp Architects/Ken Allen
7030 E Fifth Ave
Scottsdale, AZ 85251
480-990-2800

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: Staff had received no comments regarding this application at the time this report was drafted.

REQUEST: The applicant requests approval of the site plan, preliminary landscape plan, preliminary grading and drainage plan, building elevations, and fills over 8-feet in depth for an office building.

LOCATION & ZONING: The subject site is located at the northwest corner of Via Linda Road and 136th Street, within the Mirage of Scottsdale community. The zoning for the site is Neighborhood Commercial with the Environmentally Sensitive Lands Ordinance overlay (C-1 ESL).

CHARACTERISTICS: The site lies within the Lower Desert Landform of the ESL district. The site is currently native desert land consisting of typical Sonoran Desert vegetation and varying topography that generally slopes to the south-southwest. Two washes traverse the site in a southerly direction.

DISCUSSION: The project layout includes a single-story office building located on the south side of the site, along Via Linda Road, and parking located on the north side of the site. An approximately 105-foot wide landscape buffer area is provided between the parking and the north adjacent multi-family residential development. An approximately 75-foot wide landscape buffer is provided from Via Linda Road. Access to the site is from two driveways off 136th Street. The northern driveway is aligned with the Walgreen's driveway located on the other side of 136th Street, as required by the Transportation Department.

This layout complies with the site plan for the parcel approved by the City Council in 2002 in rezoning case 30-ZN-1991 #2.

Development of the parcel includes filling a wash that traverses the east and southeast portion of the site. The area with 8-feet or greater fill is located mostly under the proposed building. Some of the filled area will be visible at the southwestern corner of the building. The applicant is proposing a thick base to the building, shown on the elevations, and a low site wall on the south elevation, shown on the site plan. Staff stipulated that, prior to final plans submittal, the developer provide site wall details on the building elevations, subject to staff approval.

The grading and drainage plan depicts a detention basin located within the southeast corner of the site. Staff included a stipulation requiring more undulation and natural contouring of the basin. The landscape plan indicates a low-water use plant palette consisting mostly of indigenous plants, although several species will need to be swapped out to comply with ESL requirements. The main entrance area could benefit from an additional tree, as well as pedestrian seating areas, which staff added in the stipulations. The approved Via Linda Streetscape Guidelines include a detail for the treatment of the intersection of 136th Street and Via Linda Road, which include a curving wall, decorative pavement and the Via Linda symbol graphic (figure 9 of the Via Linda Streetscape Guidelines). If feasible, given site distance triangles and natural area open space requirements, these improvements should be included in the landscape plan, as stipulated.

The building architecture includes stucco walls with stone veneer accenting and clay tile roofing. Architectural details include rafters at gable ends and trellises. Colors include Frazee #521 'Tuscany' (brown) for the building and Frazee 8625D 'Shipyard' (green) for the doors and window frames. The general architecture complies with the Mirage of Scottsdale Master Environmental Design Concept Plan (MEDCP), however solar response and architectural detailing could be improved, which staff has addressed in the stipulations. Solar response could be improved through recessing windows and lengthening the roof overhangs of the building. Architectural interest could be strengthened using a thicker fascia, using the stone veneer to the top of the trellis columns instead of as a wainscot, and widening the rake detail of the gable ends.

RELATED CASES: 30-ZN-1991 #2 (zoning) and 37-DR-2000 (MEDCP)

Suzanne Colver
Senior Planner
480-312-7087

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Site Cross Section
- #6-Grading and Drainage Plan
- #7-Landscaping Plan
- #8-Elevations
- #9-Floor Plan
- #10-Figure 9, Via Linda Streetscape Guidelines
- A-Stipulations/Ordinance Requirements

Sierra Homes Office Building

Project Narrative, Parcel F

(Action: Required Site Plan Approval by City Council, existing C-1 ESL zoning)

Reference:

Development Review Board Case # 666-PA-02

Zoning Case # 30-ZN-1991- #2

37-DR-2002#2

6-10-03

The project is a 5-acre parcel with street frontage onto 136th Street and Via Linda. The existing zoning is C-1 ESL (Neighborhood Commercial District). This project is proposed as a 31,325 square foot office single-story luxury office complex and shall be developed in conformance with zoning case #30-ZN-1991-#2. This usage is far lower in height and density than is allowed under C-1 zoning. This reduction in commercial density is one of the major justifications for the project zoning changes.

Natural Area Open Space will be provided along the Via Linda frontage, 136th Street, within western wash, and along the northern property border, 100 feet in width. These NAOS areas will be protecting vegetation and wildlife. In addition, revegetated NAOS will be placed on site retention basins that are gently sculpted into the site. NAOS is provided per the Master NAOS Plan provided with this submittal.

The site contains a moderate wash running through the property on the western edge. The wash generally flows in a southern direction. Natural desert vegetation occurs across the site and includes Palo Verde, Cholla, Bursage, Brittlebush, and Creosote Bush.

Limited land scarring has occurred along Via Linda and 136th Street during its construction. Re-vegetation of scarring will be provided with a hydro-seed mix during planting of the landscape material.

Our proposed project meets the requirements for C-1 ESL, including floor area ratio, height, setback, and natural area open space. Refer to architectural sketches and materials for "Sierra Homes Office Building."

THE BUILDING REQUIRES FILL GREATER THAN 8'.



136th Street Office Building

37-DR-2002#2

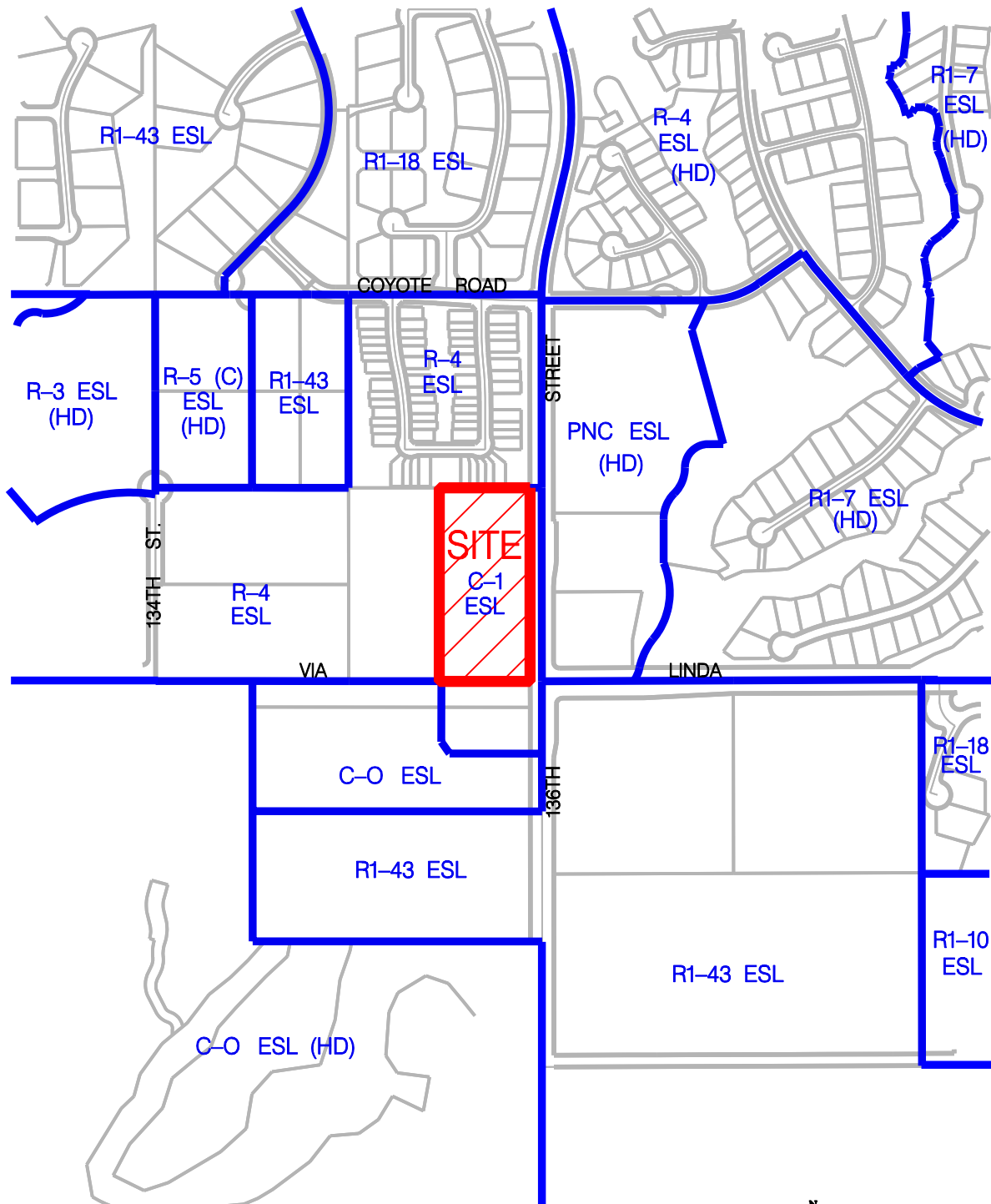
ATTACHMENT #2



136th Street Office Building

37-DR-2002#2

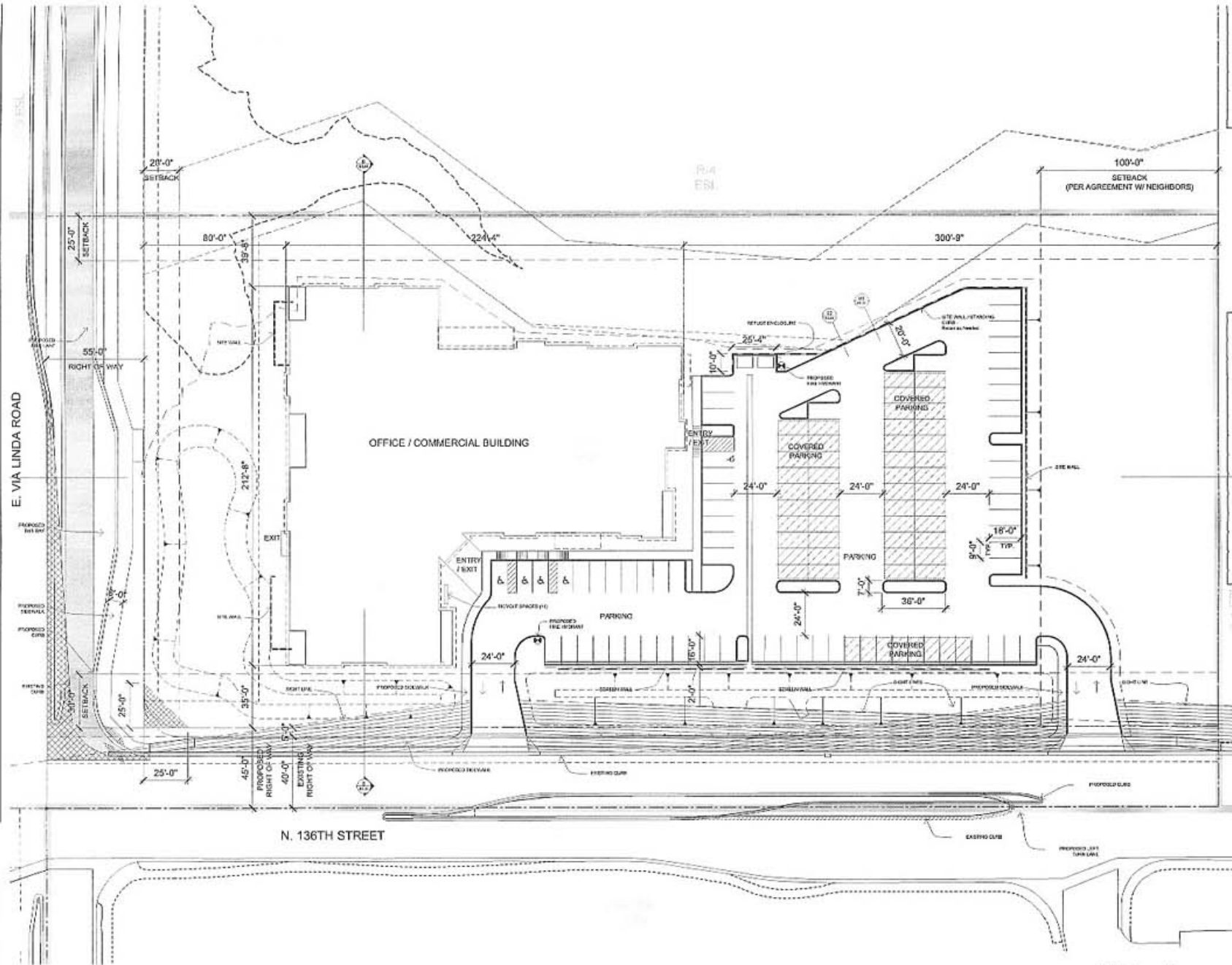
ATTACHMENT #2A



37-DR-2002#2

ATTACHMENT #3





**136th ST BUILDING
SCOTTSDALE, ARIZONA**

Allen + Poiré
Architects
7030 West 117th Avenue
Scottsdale, Arizona 85251
480.887.2800

A P 8 2 1 7

**DEVELOPMENT SUMMARY
DATA:**

EXISTING ZONING: C-100
PROPOSED ZONING: C-100
PROPOSED FLOOR AREA: 5,120 SF
PROPOSED LOT AREA: 11,400 SF
PROPOSED LOT COVERAGE: 44.9%
PROPOSED LOT AREA: 11,400 SF
PROPOSED LOT COVERAGE: 44.9%

ZONING KEY

C-100 - COMMERCIAL

FILE #	DATE	REVISION
1	10/15/01	1
2	10/15/01	2
3	10/15/01	3
4	10/15/01	4

**SITE PLAN
A1.02**

DATE: 10/15/01
DRAWN: [blank]
CHECKED: [blank]
DATE NO: 606 - PA - 02
30-ZN-199192

Allen Architects
7030 East Fifth Avenue
Scottsdale Arizona 85251
480 260 2800



Item #	Item Cost	Unit Price
1	100	100
2	100	100
3	100	100
4	100	100

SITE CROSS SECTION
A1.04

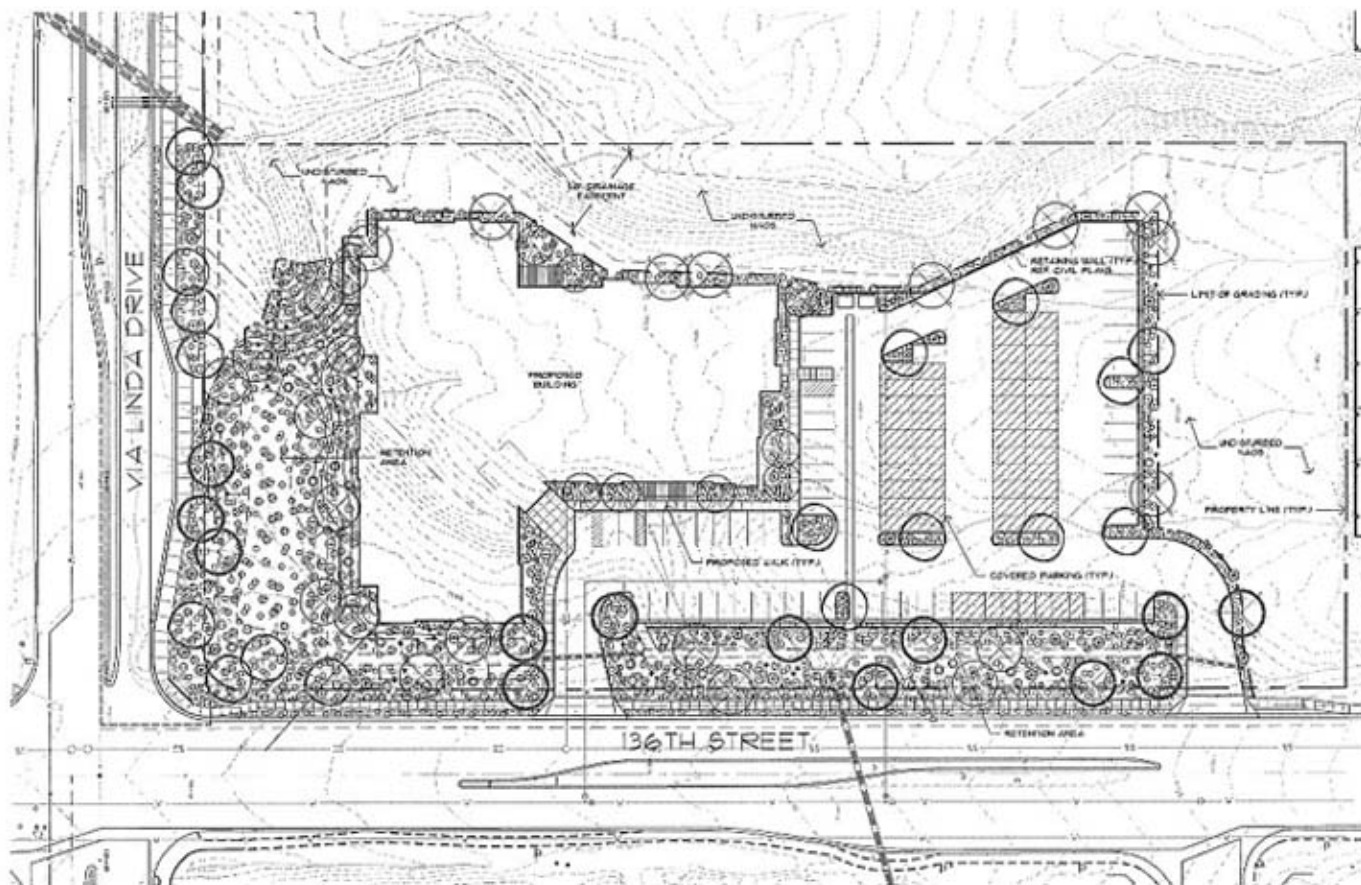
DATE	15 OCT 1991
CRAWN	
CHECKED	
CASE NO: 666 - PA - 02 30-ZN-1991#2	

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ATTACHMENT #5

where $\alpha_1 = \alpha_2 = 1/2$.





CALCULATIONS

ON-SITE LANDSCAPING	35,645 SQ.FT.
RIGHT-OF-WAY LANDSCAPING	8,178 SQ.FT.
PARKING LOT LANDSCAPING	5,358 SQ.FT.
TOTAL LANDSCAPING	49,181 SQ.FT.
TOTAL SITE (INCLUDING ROW)	161,755 SQ.FT.
PERCENTAGE OF LANDSCAPING	10.5%
PERCENTAGE OF UNDISTURBED NAOS	30.3%

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES					
○	Quercus laevis	Green olive	24"-30"	8	Plant in 10' x 10' grid
○	Casahuate floribunda	Blue palm yucca	24"-30"	8	Plant in 10' x 10' grid
○	Prosopis juliflora	Native Mesquite	24"-30"	21	Plant in 10' x 10' grid
○	Quercus laevis	Green olive	24"-30"	15	Plant in 10' x 10' grid
CACTUS/ACCENTS					
▽	Cylindropuntia	Saguaro	10'-12' height	10	No water. Do not plant in 10' x 10' grid. Plant in 10' x 10' grid. Plant in 10' x 10' grid.
○	Echinocereus giganteus	Golden Cholla	6'-10' height	41	As per plan
○	Fouquieria splendens	Occotillo	6'-10'	30	As per plan
○	Opuntia engelmannii	Treecholla	6'-10'	29	As per plan
○	Opuntia basilaris	Cholla	6'-10'	10	As per plan
SHRUBS					
○	Artemisia tridentata	Bud sage	5'-6'	110	As per plan
○	Callisander californicus	Blackberry shrub	5'-6'	59	As per plan
○	Quercus laevis	Green olive	5'-6'	140	As per plan
○	Quercus laevis	Green olive	5'-6'	41	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
GROUND COVERS					
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan
○	Quercus laevis	Green olive	5'-6'	11	As per plan

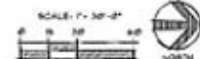
CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SUBMITTAL IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION, EXISTING ADJACENT LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND SHALL BE PER CITY CODES.
2. ALL TREES USED WITH THIS PROJECT SHALL BE HARMLESS GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN 5'0" DISTANCE (TRIANGLE) SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 10' AND SHALL BE PLANTING PER CITY REQUIREMENTS.
5. ALL 104-TAP AREAS SHALL RECEIVE A 1" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLAN IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATION.
7. ALL EROSION CONTROL SHALL BE DONE TO MATCH ADJACENT PROPERTIES AND STRUCTURES.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL LANDSCAPE AND IF THEY ARE COMPATIBLE WITH THE OVERALL THEME OF THIS PROJECT AS APPROVED BY THE CITY OF SCOTTSDALE.

Conceptual Landscape Plan
136th Street and Via Linda Drive

136th Street Office Building

Scottsdale, Arizona



DR CASE #666-PA-02

CL-1

**136th ST BUILDING
SCOTTSDALE, ARIZONA**

Allen

7820 West 10th Avenue
Scottsdale, Arizona 85261
480.436.2000



North Elevation



West Elevation

ATTACHMENT #8

NO.	REVISION	DATE
1		
2		
3		
4		

ELEVATIONS

AS.01

DATE: 11/01/01

DESIGNER:

CHECKER:

CASE NO:

008 - PIA - 02

35-2N-100142

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136th ST BUILDING
SCOTTSDALE, ARIZONA

Allen Architects

7000 ALLEN 10TH AVENUE
SCOTTSDALE, ARIZONA 85251
480.350.2000

A R E S I T



South Elevation



East Elevation

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ELEVATIONS

AS.02

DATE: 11-05-08

DESIGN: [blank]

CHECKED: [blank]

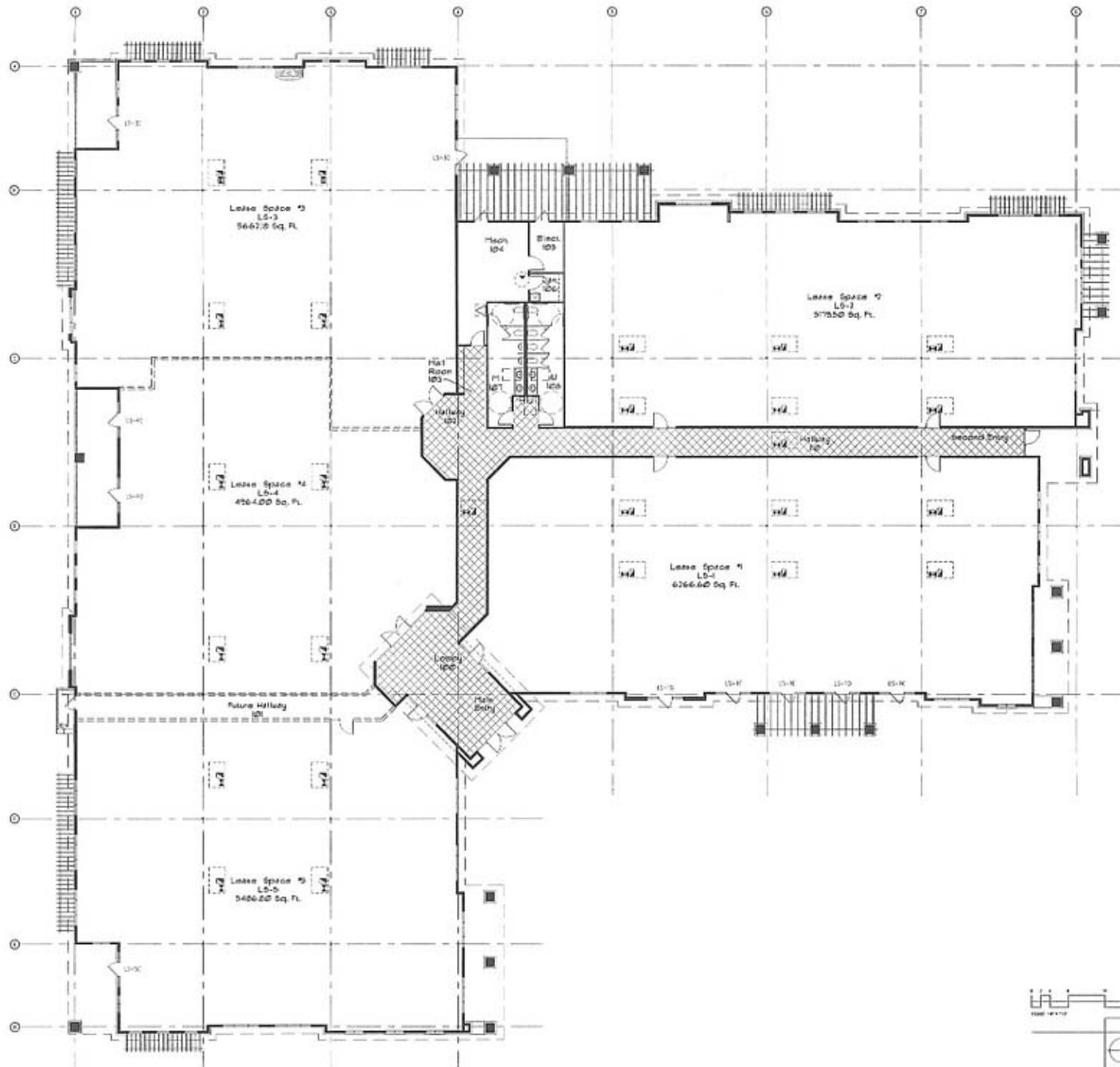
DATE: 11-05-08

600 - PA - 02

30-2N-100102

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136th ST BUILDING
SCOTTSDALE, ARIZONA

Allen Engineering
7020 East Fifth Avenue
Scottsdale, Arizona 85251
480.940.2260

A P B Z I F

DATE	BY	DATE	BY
10/1/00	AL	10/1/00	AL
10/1/00	AL	10/1/00	AL
10/1/00	AL	10/1/00	AL

FLOOR PLAN
A2.01

DATE: 10/01/00
DRAWN: AL
CHECKED: AL

CASE NO.
666 - PA - 02
30-ZN-190192

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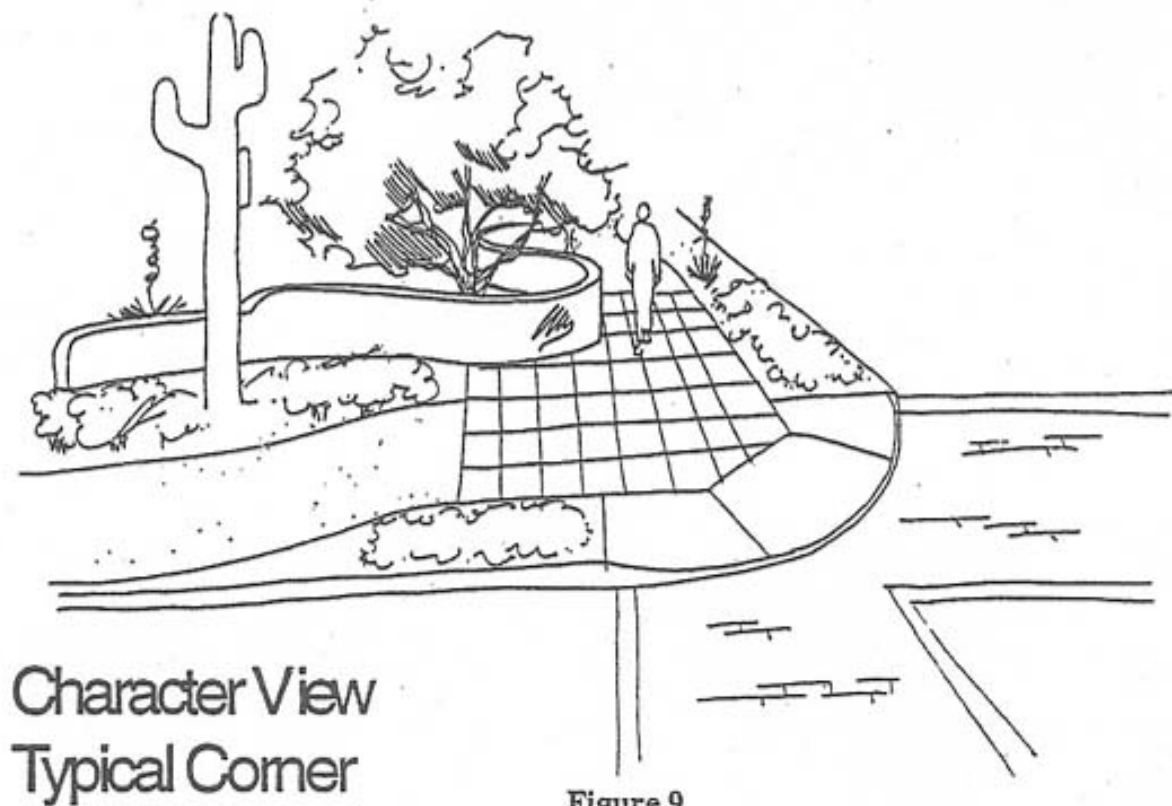
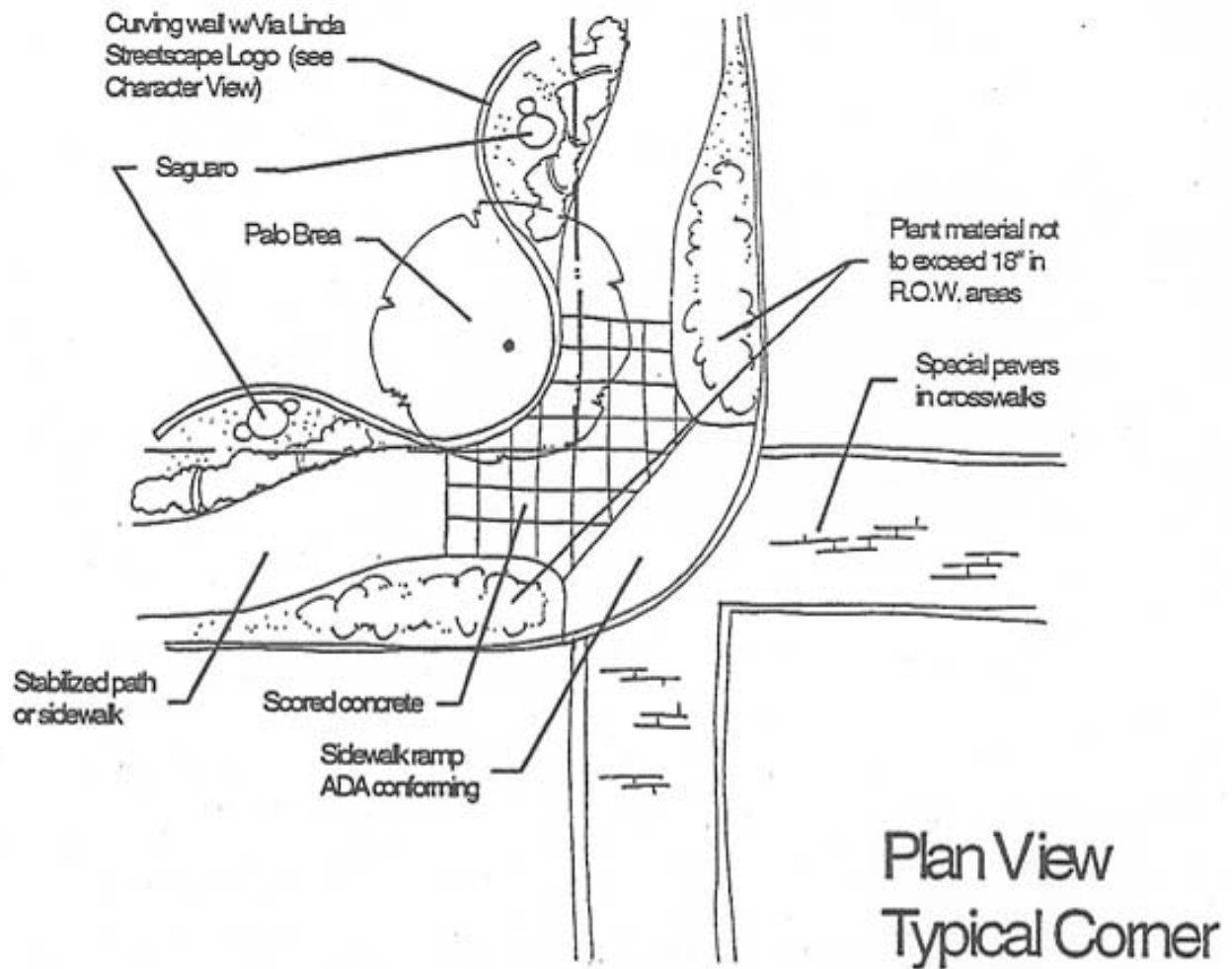


Figure 9.

Stipulations for Case: 136th Street Office Building 37-DR-2002 #2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of the Project Coordinator and Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Allen + Philp Architects, labeled A5.01 and A5.02 and dated 15 October 2003.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted Allen + Philp Architects, labeled A1.02 and dated 15 October 2003.
 - c. The location and configuration of open space shall be constructed to be consistent with the site plan worksheet submitted Allen + Philp Architects, labeled A1.03 and dated 15 October 2003.
 - d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Neill/Vecchia & Associates, Inc., labeled CL-1 and dated 13 October 2003.
 - e. Cuts and Fills shall be consistent with the preliminary grading and drainage plan submitted by Kimley-Horn and Associates, Inc. and dated 20 October 2003 by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. With the final plans submittal, the building elevations shall be revised to illustrate the design of the site wall shown on the approved site plan at the southwest corner of the site. The site wall shall be wrapped around to the west elevation, as approved by Project Coordination staff.
3. Windows shall be recessed a minimum of 50% of the wall depth.
4. Building design shall be revised to extend building eaves (roof overhang) a minimum of 36 inches from the wall plane, to the satisfaction of city staff.
5. With Final Plans submittal building elevations shall be revised, to the satisfaction of city staff, to:
 - a. thicken the building fascia,
 - b. include the use of stone veneer to the top of the trellis columns instead of as a wainscot, and
 - c. widen the rake detail of the gable ends.
6. The service entrance section(s) shall be flush with the building façade and painted to match the building.
7. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.

8. All exterior conduit and raceways shall be painted to match the building.
9. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
10. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
11. Wall enclosures for refuse bins shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
12. All walls shall match the architectural color, materials and finish of the building(s) on both sides.

Ordinance

- A. Paint colors shall not exceed light reflective values (LRV) of thirty-five (35) percent and a chroma of six (6).

SITE DESIGN:**DRB Stipulations**

13. With the Final Plans submittal, Site Plan, Grading and Drainage Plan and Landscape Plan shall be revised to show the required improvements for the intersection of 136th Street and Via Linda Road, as identified in Figure 9 of the Council-approved Via Linda Streetscape Guidelines, to the satisfaction of city staff. These improvements include a curving wall with Via Linda Streetscape Logo (see Figure 5 of the Guidelines), Saguaros, Palo Brea trees, and scored concrete paving where sidewalks from 136th Street and Via Linda Road intersect.
14. Maximum wall height shall be eight (8) feet.

OPEN SPACE:**Ordinance**

- B. Remove the two (2) foot parking overhang area from amount of parking lot landscaping provided.

N.A.O.S.:**Ordinance**

- C. Total NAOS required for Parcel F is 1.9 Acres (or 82,764 sq ft). NAOS Analysis plan indicates only 58,801 sq ft of undisturbed NAOS proposed. Revise NAOS plan at the time of final plans to provide a minimum of 23,963 sq ft of additional NAOS.

LANDSCAPE DESIGN:**DRB Stipulations**

15. Revise Landscape Plan to include a tree planted on the east side of the office building main entry.
16. Revise Site Plan and Landscape plan to include pedestrian seating area/s adjacent to main entry and/or secondary entries to the office building.
17. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
18. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
19. "Salvaged desert surface soil" shall be substituted in place of "decomposed granite".

Ordinance

- D. Revise landscape plan to show greater variety and density of plantings with detention basin, to blend with surrounding area.

- E. The following plant species are not listed on the indigenous ESLO plant list, and need to be substituted for species that are:
- Calliandra californica (Baja Fairy Duster),
 - Ephedra viridis (Mormon Tea),
 - Leucophyllum candidum (Thunder Cloud Ranger),
 - Salvia greggii (Autumn Sage),
 - Oenothera berlandiere (Evening Primrose), and
 - Verbena Goodingii (Goodding Verbena).
- F. All trees above 15 gallon need to be a minimum of 2" caliper size for single trunk trees, and average 1" caliper size for multi trunk trees.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
- All fixtures shall be High Pressure Sodium.
- No landscape lighting is proposed and approved with this submittal.
- No pole-mounted lighting is approved with this submittal.
- The individual luminarie lamp shall not exceed 250 watts.
- All exterior light fixtures, including bollards shall be a flat black or dark bronze.
- No lighting shall be permitted in dedicated NAOS easements.
- Incorporate into the project's design, the following:
- Site Lighting:
 - The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 1.5 foot-candles.
 - The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
 - The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.
- Building Mounted Lighting:
 - All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
 - Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- Carport Lighting:
 - The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City Bicycle Coordinator.
- Provide parking projection with proposed tenant mix on site plan.

Ordinance

- G. Revise parking along 136th Street to have a parking lot island every 15 parking spaces.
- H. All parking spaces shall be screened from adjacent streets.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 33. With the final plans submittal, revise the FINAL Grading and Drainage Plan to provide more natural contouring and undulation of the detention basin located in the southeast corner of the site, to the satisfaction of the Project Coordination staff.
- 34. No exterior vending or display shall be allowed.
- 35. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 36. Covered parking structures shall return for separate review and approval.

RELEVANT CASES:

Ordinance

- I. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 30-ZN-1991#2, and 37-DR-2002 (Master Environmental Design Concept Plan).

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

37. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Demonstrate consistency with the approved master drainage plan and report titled "Master Drainage Report for the Mirage of Scottsdale Parcel A-F", prepared by Kimley Horn, dated April 29, 2002, and approved by the City of Scottsdale on May 22, 2002.
 - c. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - d. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
38. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. Basin shall be redesigned to be more organic in shape.
39. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- J. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- K. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- L. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- M. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Via Linda	Neighborhood Collector	55 feet half Street (Existing varies)	28.5' CL-BC (SEE ATTACHED CROSS SECTION).	Vertical curb and gutter	Notes A and C.
136 th Street	Major Collector	45 feet half street. (40 feet existing)	Half street completion Fig. 700-1	Vertical curb and gutter	Notes B and C. 5 foot wide sidewalk

Notes:

- A. Via Linda shall be constructed to the neighborhood collector standards as shown on the attached cross section. Along Via Linda Drive, the developer shall construct an eight-foot sidewalk, separated from the back of curb (3 foot minimum separation). Any change to the proposed Via Linda cross section, between 132nd Street and 136th Street, to a roadway with greater than two through vehicle travel lanes (one lane in each direction) with bike lanes, shall first require a public hearing before, and approval of, the City Of Scottsdale Transportation Commission.
- B. The streets for this site shall be designed and constructed to the requirements of the City of Scottsdale ESL Road Design Standards.
- C. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city transportation staff.

DRB Stipulations

40. The developer shall design and construct both driveways on 136th street in general conformance with City of Scottsdale Standard Detail #2257 CH-1.
41. Build a far-side bus bay on westbound Via Linda at the NWC of Via Linda and 136th per the Master Circulation Plan.
42. Before issuance of any certificate of occupancy for Parcel F, the developer shall construct a left turn bay on 136th Street as necessary to provide left-turn access into and out of the northerly site driveway, to the

satisfaction of City Transportation Staff; and shall relocate any existing landscaping that will be displaced, as determined by City staff. The location of the left turn bays shall be determined in the approved Traffic Impact Study or the approved Master Circulation Plan for the site.

43. Extend the existing median on 136th Street south for approximately 100 feet, measured from the southerly driveway centerline.

Ordinance

- N. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

44. The developer shall provide a minimum parking-aisle width of 24 feet.
45. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- O. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

46. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Via Linda and 136th Street, except at the approved driveway locations.

47. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- P. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

- Q. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

48. Provide two refuse enclosures for this site. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2147-1, for double enclosures.
49. Enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
 - Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

R. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

S. Underground vault-type containers are not allowed.

T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

50. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
51. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

V. Water and Sewer Needs Report.

- (1) A completed Water and Sewer Needs Report shall be submitted for review with the final improvement plans. Approval will not be given for improvement plans until the Plan Review and Permit Services Division approves the Water and Sewer Needs Report.

WATER:

DRB Stipulations

52. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- W. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Development Fees

- X. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.

Water Meter Fees

- Y. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

Z. Arizona Department of Environmental Quality (ADEQ):

- (1) The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:

AA. Maricopa County Environmental Services Department (MCESD):

- (1) Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- (2) Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
- (3) Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- (4) Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

WASTEWATER:**DRB Stipulations**

53. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

54. On-site sanitary sewer shall be privately owned and maintained.

Ordinance

BB. Privately owned sanitary sewer shall not run parallel within the waterline easement.

DEVELOPMENT FEE.

CC. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.

SANITARY SEWER CONNECTION.

DD. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

55. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

EE. Arizona Department of Environmental Quality (ADEQ) Requirements: All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:

- (1) Submit a Notice of Intent (NOI) to ADEQ;
- (2) Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
- (3) Send a Notice of Termination (NOT) to ADEQ when construction is completed.
- (4) Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.

FF. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

56. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Add any conditions that would have to be met prior to final plan approval.

Ordinance

GG. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

- (1) The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
- (2) The Inspecting Engineer shall complete the Certificate of Compliance form.
- (3) The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer